



**First floor office space approx. 1,600 SQ FT. Ideal for large office space, split in to 4 main offices, kitchen & W.C..**

## Kay Brow Yard

Kay Brow, Bury, BL0 9AY

Office

# TO LET

**1,600 sq ft**

(148.64 sq m)

- FIRST FLOOR SPACE APPROX 1,600 SQ FT
- FOUR MAIN OFFICES, KITCHEN & W.C.

# Kay Brow Yard, Kay Brow, Bury, BLO 9AY

## Summary

<b>Available Size</b>	1,600 sq ft
<b>Rent</b>	£1,250 per month
<b>Business Rates</b>	Upon Enquiry
<b>VAT</b>	Not applicable
<b>EPC Rating</b>	Upon Enquiry

## Description

An ideal first floor space, ideal for someone looking to expand in to a bigger space. It would be ideal for a business looking for office space, but may suit other uses.

The unit comprises:

Hallway

Office Room 1 - 6.6m x 4.2m

Office Room 2 - 11.7m x 4.6m

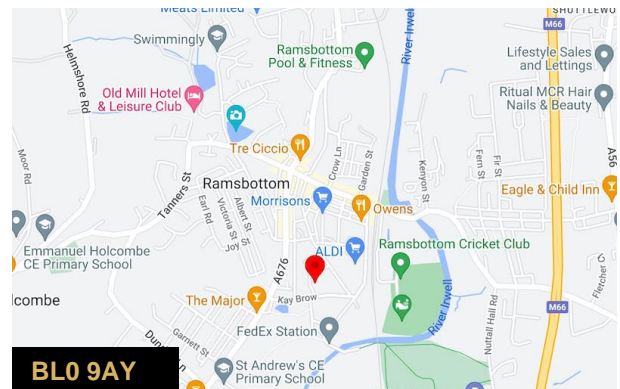
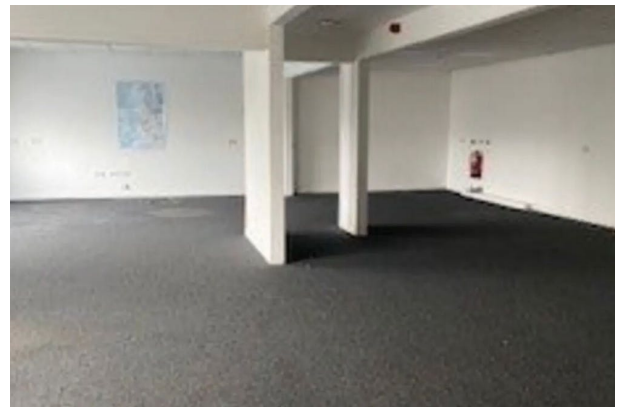
Office Room 3 - 5.5m x 5.4m

Office Room 4 - 5.4m x 4.77m

Kitchen - 2m x 1.46m

W.C.

The unit is accessed via stairs from the ground floor with a private entrance. Please note that there is no on site parking.



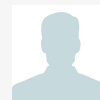
## Viewing & Further Information



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